

4899

**Summit Ridge
Dr**

RENO, NV 89523

**FEE SIMPLE
OWNERSHIP**

FOR SALE

DOMINIC BRUNETTI, CCIM

PRINCIPAL

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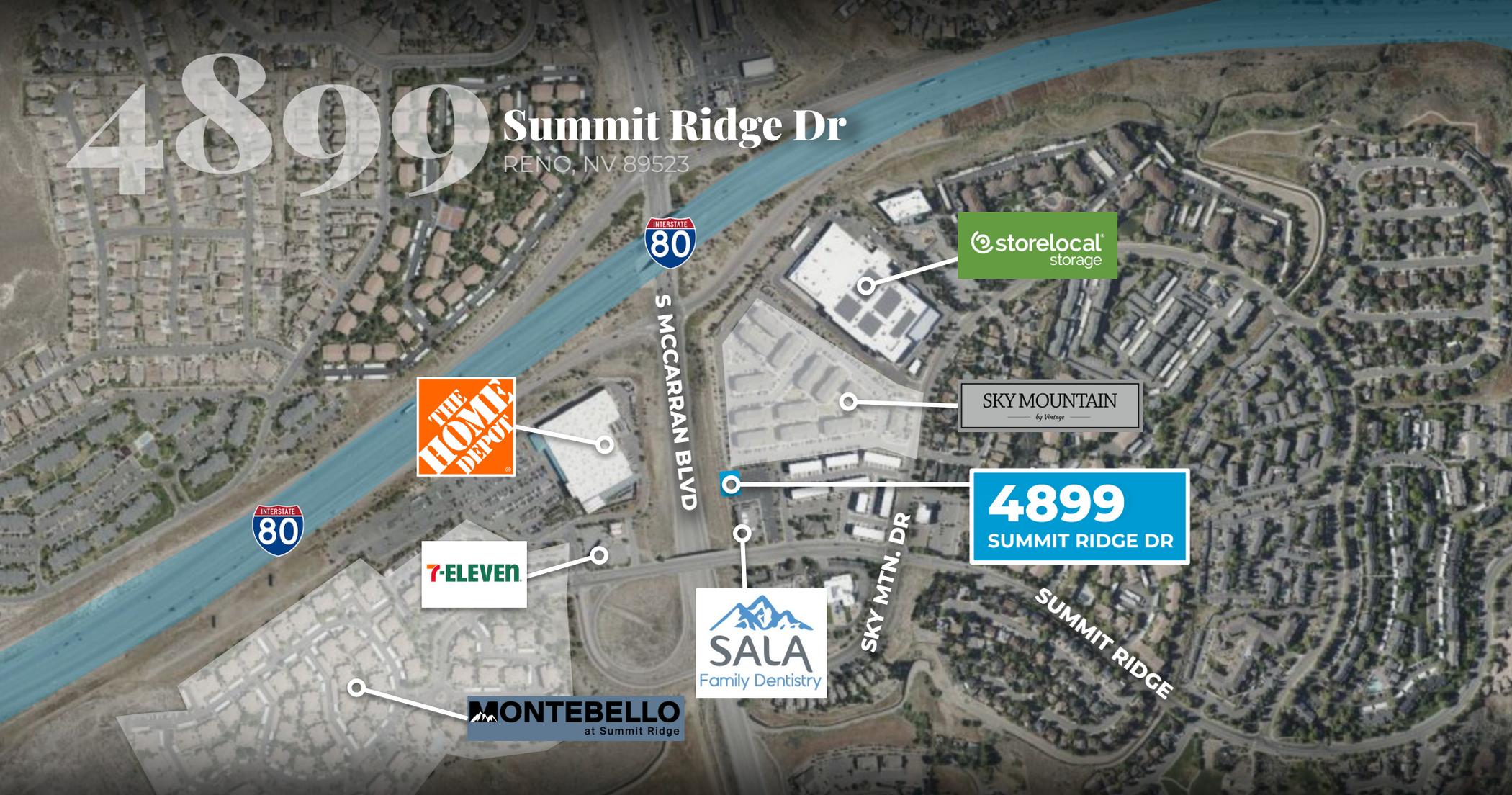
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**CORFAC
INTERNATIONAL**

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Investment Description

The subject land was leased in 2001 to a cell tower operator, originally Cricket Nevada. The lease was assigned to Crown Castle MU LLC. On December 14, 2015, the owner of the property sold the 99-year easement (with installment payments) for use of the property to Crown Castle O9 LLC, which provided the right to access and operate the cell tower and also assigned the lease to Crown Castle O9 LLC. Therefore, the lease is no longer generating income to the landowner. The value of the property is the present value of the remaining cash flow from the sale of the easement. *Sierra Valuation File NV-25-0169



SALE PRICE | \$180,000

PARCEL SIZE | 3,500 SF

APN | 400-024-06

ZONING | GC
GENERAL COMMERCIAL

Revenue Details

The original subject lease agreement commenced in October 2021 and included an Easement Option and a Purchase Option. The Lessor (owner) is responsible for paying property taxes on the land, but not for any tax increases due to the wireless communications improvements on the property. The Lessee (Crown Castle) exercised the Easement Option on December 14, 2015, which included the assignment of the lease to Crown Castle and a Right of First Refusal. The Easement Option was a purchase agreement for \$503,034 with a down payment of \$8,000, interest rate of 3.75%, and installment payments of \$3,600 from 3/1/2016 through 2/1/2031. The grant of easement lasts for 99 years and expires in December 2114. *Sierra Valuation File NV-25-0169

Easement Payment | \$3,600/mos

Payments Remaining | 56
As of June 30, 2026

Estimated Annual Taxes | \$431.00

Discount Rate | 9%



Cash Flow

*Sierra Valuation File NV-25-0169

PERIOD ENDING	6/11/2026	6/11/2027	6/11/2028	6/11/2029	6/11/2030	6/11/2031
Lease Payment	\$43,200	\$43,200	\$43,200	\$43,200	\$43,200	\$28,799.63
Expenses	<u>\$431</u>	<u>\$452</u>	<u>\$475</u>	<u>\$499</u>	<u>\$524</u>	<u>\$550</u>
Subtotal	\$42,769	\$42,748	\$42,725	\$42,701	\$42,676	\$28,250

Discount Factor @ 9.00%	0.91743	0.84168	0.77218	0.70843	0.64993	0.59627
Present Value of Cash Flows	\$39,238	\$35,980	\$32,992	\$30,251	\$27,737	\$16,845

Present Value Income (Years 1-10)	\$183,042
Total Discounted Cash Flow	\$183,042
Rounded To	\$180,000